

# Chapter 15A-13 - RESIDENTIAL CONSERVATION OVERLAY ZONE

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## 15A-13- Residential Conservation Overlay Zone

### 15A-13-01 Residential Conservation Subdivision Design

In an effort to encourage water conservation, improve the long term viability of planted street trees, create a safer pedestrian walking environment, and allow greater flexibility in subdivision design and lot layout, the Residential Conservation Overlay Zone was created to promote development and redevelopment in Sandy City neighborhoods. A 13 foot cross-section for parkstrips and sidewalks (8 foot parkstrip, 5 foot sidewalk) is required when developing depending upon the desired effect, and the practical on-site limitations. To offset the additional parktrip and sidewalk width, the Planning Commission may allow adjustments in minimum lot size and dwelling unit density, irrespective of requirements in underlying zones, based upon the following:

Residential Zone	Minimum Lot Size	Average Lot Size	Maximum Dwelling Units per Acre	Minimum Lot Frontage
R-1-40	36,000 s.f.	40,000 s.f.	1.0	110 feet
R-1-30	28,000 s.f.	30,000 s.f.	1.5	100 feet
R-1-20	18,000 s.f.	20,000 s.f.	2.0	90 feet
R-1-15	13,000 s.f.	15,000 s.f.	2.5	85 feet
R-1-12	10,000 s.f.	12,000 s.f.	3.0	80 feet
R-1-10	9,000 s.f.	10,000 s.f.	3.5	80 feet
R-1-9	8,000 s.f.	9,000 s.f.	4.0	75 feet
R-1-8	7,500 s.f.	8,000 s.f.	4.5	70 feet
R-1-7.5(HS)	7,000 s.f.	7,500 s.f.	5.0	65 feet
R-1-6	5,500 s.f.	6,000 s.f.	6.0	55 feet
R-2-10	9,000 s.f.	10,000 s.f.	7.0	75 feet
R-2-8	7,500 s.f.	8,000 s.f.	9.0	70 feet

### 15A-13-02 Residential Conservation Dwelling Design

- A. In an effort to encourage neighborhood stability, conserve land, encourage water conservation, and create residential development based upon CPTED principles, property owners of existing dwellings or new developments may reduce front setbacks as outlined in

this Chapter. More specifically, the intent of this ordinance is to allow additional front setback flexibility for new residential construction and residential remodeling for the following reasons:

1. To encourage neighborhood reinvestment by giving property owners more options when building new dwellings or expanding existing dwellings to meet changing family needs;
  2. To conserve land and to enhance usable yard area;
  3. To encourage water conservation using drought resistant plants and by eliminating the need for large expanses of landscape areas within front setback; and
  4. To encourage greater public safety by requiring architecture to be such that the dwelling has a greater tie to the street through the implementation of CPTED principles.
- B. The Community Development Department staff, irrespective of requirements in the underlying zone, may allow the reduction of the front yard building setback (minimums of 10' from sidewalk to porch, 15' from sidewalk to living space, and 18' from sidewalk to garage) for dwelling structures when all of the following standards are met:
1. Front porches shall be added to the living area of dwellings and shall have a minimum depth of 5 feet and shall comprise a minimum of 50 percent of the width of the building's primary front facade (not including an attached garage). In no case shall the front porch be less than 15 feet in width.
  2. Front porches shall be designed for display, sitting, and conversation and shall not be used for storage.
  3. Attached garages must be clearly subservient to front porches, setting back further than the porch as indicated in the diagram below.
  4. CPTED principles shall be used in the design to promote natural surveillance, access control, territorial reinforcement, sense of ownership, and maintenance. Architectural design shall be such that dwellings are strongly oriented towards the street. Architectural structure, materials and treatments are encouraged which may include, but are not limited to the liberal use of second story levels, expansive windows with architectural treatments, balconies, stoops, insets, etc. to create additional interest and tie to the street, and other such architectural elements in accordance with natural surveillance.
  5. When remodeling an existing home, the new portion of the home shall be architecturally compatible, using similar exterior materials and colors including similar window and

door design.

6. Symbolic barriers, e.g., low level fences or hedges in the front setback, may be used to discourage crime and promote safety. Fences, if determined to be necessary or desirable, must be reviewed for their effectiveness in enhancing private space while not creating isolated uses or dead space void of natural surveillance. Fencing, where deemed appropriate, shall use picket fence materials or other similar open construction fencing, with the intent of promoting an open feeling and natural surveillance. Approved fences shall be compatible in color, texture, and design in relationship to building materials.
7. The front yard area shall be re-landscaped using more drought tolerant plants and shall include a combination of trees, shrubs, and ground covers, using landscaping guidelines as contained in the Water Efficient Landscaping Ordinance.
8. Sidewalk connections shall be made from front porches directly to street sidewalks.
9. Other design features which promote public safety and pedestrian activity, as approved by staff.

